



City Council
Atlanta, Georgia

AN ORDINANCE AS AMENDED
BY: ZONING COMMITTEE

Z-01-102

DATE FILED: 12-11-01

02-0-0111

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1023 Dill Avenue, S.W.** be changed from the **R-4 (Single-Family Residential)** District, to the **R-LC-C (Residential-Limited Commercial-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **120** of the **14th** District, **Fulton** County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

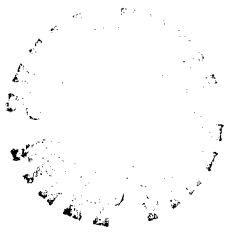
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Druphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

MAR 18, 2002
MAR 26, 2002



CONDITIONS FOR Z-01-102

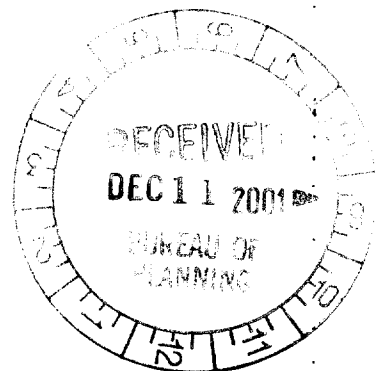
- (1) THE NON-RESIDENTIAL USE OF THIS PROPERTY SHALL BE LIMITED TO REAL ESTATE USE ONLY.**
- (2) THE RESIDENTIAL CHARACTER OF THIS STRUCTURE SHALL BE RETAINED. THE WIDTH OF THE EXISTING DRIVEWAY SHALL NOT BE INCREASED NOTWITHSTANDING ANY OTHER CITY OF ATLANTA REGULATIONS TO THE CONTRARY.**
- (3) THAT THE WOODEN POSTS BE FOUR INCH BY FOUR INCH.**
- (4) THAT THERE BE 12 INCHES FROM THE SIGN TO THE SOIL.**
- (5) THAT WOODEN POSTS BURIED IN SOIL, HELD IN PLACE BY "TAMPED EARTH" NO CONCRETE MATERIALS USED.**
- (6) THAT THE "SIGN COPY AREA" BE THREE FEET WIDE AND TWO FEET HIGH. SIX SQUARE FEET OF "SIGN COPY AREA".**

Legal Description :

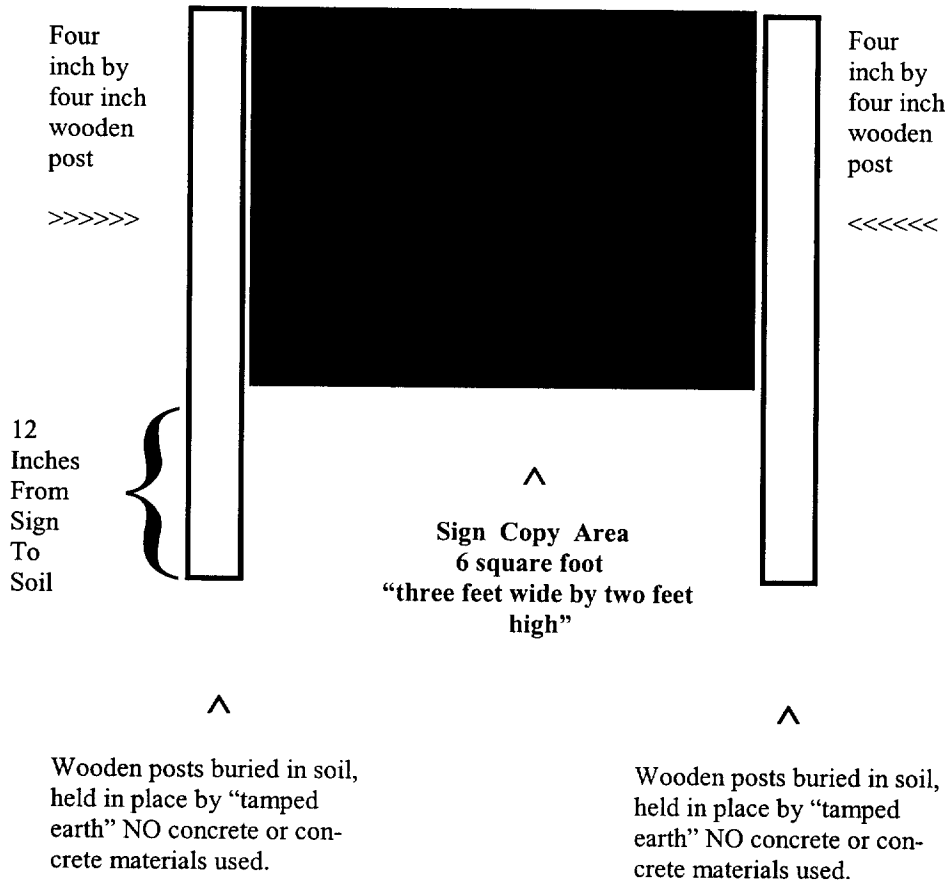
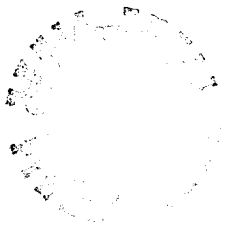
1023 Dill Avenue, S.W.

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND
LOT 120 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH SIDE OF DILL AVENUE
ONE THOUSAND FIFTY (1,050) FEET WEST OF THE INTERSECTION
FORMED BY THE NORTH SIDE OF DILL AVENUE AND THE WEST
SIDE OF SYLVAN ROAD (ASHBY STREET); RUNNING THENCE WEST
ALONG THE NORTH SIDE OF DILL AVENUE, FIFTY (50) FEET TO A
POINT; RUNNING THENCE NORTH TWO HUNDRED (200) FEET TO A
POINT; RUNNING THENCE EAST FIFTY (50) FEET TO A POINT;
RUNNING THENCE SOUTH TWO HUNDRED (200) FEET TO THE
NORTH SIDE OF DILL AVENUE AND THE POINT OF BEGINNING,
BEING IMPROVED PROPERTY HAVING A HOUSE THEREON
KNOWN AS NUMBER 1023 DILL AVENUE, ACCORDING TO THE
PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF
ATLANTA, GEORGIA.**



2-01-02



Sign Copy Area to be; three feet wide and two feet high
Six square feet of "Sign Copy Area"

EXHIBIT "A"

MADDOX, NIX, BOWMAN & ZOECKLER
A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW
945 BANK STREET
POST OFFICE DRAWER 1017
CONYERS, GEORGIA 30012-1017

TELEPHONE: 770-922-7700
FACSIMILE: 770-922-8038
EMAIL: mnbz@mnbzfirm.com

ATLANTA OFFICE:
170 MITCHELL STREET, S.W.
ATLANTA, GA 30303
404-524-0700

**PLEASE REPLY TO
CONYERS OFFICE**

ROBERT W. MADDOX
JOHN ANDREW NIX
THOMAS A. BOWMAN
ROBERT L. ZOECKLER
MARVIN J. HARKINS

13 March 2002

VIA FACSIMILE

Mr. John A. Bell
Assistant Director of Zoning and Planning
City of Atlanta
68 Mitchell Street, S.W., Suite 3350
Atlanta, Georgia 30335

Re: Z-01-02 / 1023 Dill Avenue, S.W.

Dear John:

At the request of Councilmember Boazman, the applicant hereby amends this legislation so as to add the condition that the freestanding sign authorized by the R-LC regulations shall be as depicted on the attached drawing. If you would please present this condition to this legislation at today's zoning committee meeting it would be appreciated. I will attend the meeting in the event that there are any questions regarding this request. Thank you.

Very truly yours,

Robert L. Zoeckler

Robert L. Zoeckler

(RLZ)

RLZ/mbc

cc: James Byrd, Applicant/Owner

RCS# 3601
3/18/02
2:04 PM

Atlanta City Council

Regular Session

02-O-0111 Z-01-102; 1023 Dill Ave., SW from R-4
 to R-LC-C
 ADOP AS AMEND

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 2

Y Smith	Y Archibong	Y Moore	NV Mitchell
Y Starnes	Y Fauver	B Martin	Y Norwood
B Young	Y Shook	Y Maddox	Y Willis
Y Winslow	NV Muller	Y Boazman	NV Woolard

02-O-0111

02-0-0111

(Do Not Write Above This Line)

AN ORDINANCE Z-01-102

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE R-LC-C (RESIDENTIAL-LIMITED COMMERCIAL-CONDITIONAL) DISTRICT. PROPERTY LOCATED AT 1023 DILL AVENUE, S.W., FRONTING 50 FEET ON THE NORTHSIDE OF DILL AVENUE BEGINNING 1,050 FEET WEST FROM THE NORTHWEST CORNER OF SYLVAN ROAD. DEPTH: 200 FEET; AREA: 10,000 SQUARE FEET; LAND LOT 120, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: JAMES L. BYRD

APPLICANT: SAME

BY: ROBERT L. ZOECKLER, ATTORNEY
NFU-X COUNCIL DISTRICT 12

ADOPTED BY

MAR 18 2002

COUNCIL
AS AMENDED

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 2/4/02

Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
MAR 18 2002

ATLANTA CITY COUNCIL PRESIDENT

Catherine W. Worland

CERTIFIED
MAR 18 2002Randi Dugan Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

MAR 20 2002

Marilyn Frank